



Order Filed on February 17, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
Denise Carlon, Esq.
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Attorney for: Nationstar Mortgage LLC

In Re:

Zari Sharif Callahan,

Debtor.

Case No: 16-33648-CMG

Chapter: 7

Judge: Christine M. Gravelle

CONSENT ORDER VACATING AUTOMATIC STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: February 17, 2017


Honorable Christine M. Gravelle
United States Bankruptcy Judge

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Debtor: Zari Sharif Callahan

Case No.: 16-33648-CMG

Caption: **CONSENT ORDER VACATING AUTOMATIC STAY**

This matter, having been brought before the Court by Denise Carlon, Esq., KML Law Group, P.C., attorneys for Secured Creditor, JPMorgan Chase Bank, N.A, upon a consent order to vacate the automatic stay as to real property known as 58 Salem Lane, Little Silver, NJ 07739, and with the consent of Bunce Atkinson, Esq., counsel for the Debtor, Zari Sharif Callahan, and Karen Bezner, Chapter 7 Trustee,

It is hereby **ORDERED, ADJUDGED** and **DECREED** that the automatic stay as to 58 Salem Lane, Little Silver, NJ 07739 is hereby vacated to permit Secured Creditor to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue its rights in 58 Salem Lane, Little Silver, NJ 07739; and

It is further **ORDERED, ADJUDGED** and **DECREED** that Secured Creditor, its successors or assigns, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives. Additionally, any purchaser of the property at Sheriff's Sale or their assign, may take any legal action for enforcement of its right to possession of the property; and

I hereby agree and consent to the above terms and conditions:

Dated: 1/27/17

/s/ Denise Carlon

DENISE CARLON, ESQ., ATTORNEY FOR CREDITOR

I hereby agree and consent to the above terms and conditions:

Dated: 1/21/17

/s/ Bunce Atkinson

BUNCE ATKINSON, ESQ., ATTORNEY FOR DEBTOR

I hereby agree and consent to the above terms and conditions:

Dated: 1/23/17

/s/ Karen Bezner

KAREN BEZNER, CHAPTER 7 TRUTEE

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Zari Sharif Callahan
Debtor

Case No. 16-33648-CMG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 17, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 19, 2017.

db +Zari Sharif Callahan, 87 Ridge Road, Rumson, NJ 07760-1128

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 19, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 17, 2017 at the address(es) listed below:

Bunce Atkinson on behalf of Debtor Zari Sharif Callahan bunceatkinson@aol.com
Denise E. Carlon on behalf of Creditor NATIONSTAR MORTGAGE LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Karen E. Bezner Kbez@bellatlantic.net, NJ61@ecfcbis.com; KarenEBeznerEsq@aol.com
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4